

24 Spire Chase, Sudbury, CO10 1PZ



4 bedrooms
2 reception rooms
Garden room/office/gym
Planning permission granted for a rear extension

Freehold

£450,000

Subject to contract
Garage & parking



This beautifully presented modern family home enjoys an en-suite to the main bedroom, two reception rooms, private garden to the rear, parking and a garage with entertainment room behind.

Some details

General information

This well presented modern family home enjoys four well-proportioned bedrooms to the first floor in addition to the family bathroom and en-suite. The ground floor comprises two reception rooms, cloakroom, kitchen/breakfast room and utility. There is off street parking, garage with entertainment room behind and garden to the front. The property also enjoy current planning permission for a rear extension off of the dining room.

This gas centrally heated accommodation is comprised of a part glazed door into entrance hall, stairs rising to the first floor landing and doors giving way to the sitting room to the front of the property and dining room to the rear. The sitting room is a generous size with front aspect outlook, wood style flooring and wall mounted radiators. Set to the rear of the property is the kitchen/breakfast room, utility and dining room. The dining room and utility both provide access to the rear garden with the dining room enjoying double glazed French doors leading out on to the patio area. The kitchen/breakfast room has work surfaces on two sides with substantial island unit in the centre, the work surface houses one and a half bowl sink with drainer inset in front of the window overlooking the gardens beyond with an array of storage cupboards set both above and below the work surface providing and creating space for several integrated appliances including space for two eye-level Neff ovens, Neff induction hob, integrated larder fridge, under-counter freezer and dishwasher. The kitchen also provides access into the utility room which in turn leads out to the garden, there is work surface space with free-standing appliances beneath and boiler set above. The ground floor accommodation is then concluded by a cloakroom located off the entrance hall.

Stairs rise to the first floor landing which provides access to the four bedrooms and family bathroom. The master bedroom and bedroom three are set to the front aspect with bedrooms two and four being set to the rear. The master bedroom enjoys fitted wardrobes with a door leading through into the en-suite which consists of a walk-in shower cubicle with tiled surrounds, wash hand basin and wall mounted heated towel rail with a side aspect frosted window. The family bathroom enjoys a three piece suite with shower set above the bath with tiled surrounds and a glass shower screen, a wash hand basin, WC and a wall mounted heated towel rail. The majority of the main principal rooms enjoy custom-made shutters to the windows.

There is planning permission granted for a rear

extension to the property.

Entrance hall

9' 6" x 4' 7" (2.9m x 1.4m)

Sitting room

14' 11" x 14' 9" (4.55m x 4.5m)

Kitchen

13' 3" x 13' 3" (4.04m x 4.04m)

Utility room

5' 11" x 5' 5" (1.8m x 1.65m)

WC

6' 2" x 4' (1.88m x 1.22m)

Dining room

10' 9" x 10' 1" (3.28m x 3.07m)

Landing

Bedroom one

12' 9" x 10' 10" (3.89m x 3.3m)

Ensuite

6' x 5' 6" (1.83m x 1.68m)

Bedroom two

10' 6" x 10' 1" (3.2m x 3.07m)

Bedroom three

9' 11" x 7' 11" (3.02m x 2.41m)

Bedroom four

10' 1" x 6' 10" (3.07m x 2.08m)

Bathroom

8' 1" x 6' 10" (2.46m x 2.08m)

Office/Gym

15' 1" x 8' 6" (4.6m x 2.59m)

Outside

The property benefits from a low maintenance garden to the front with parking and garage access behind. The parking also provides rear access into the garden which is laid to lawn with patio and seating area immediately set to the rear of the property accessed out from the dining room. The garden provides secondary access into the single garage which enjoys power and lighting along with providing access into outdoor entertainment room which has been converted and could be ideally positioned as a home office or gym which has power and light connected together with ventilation.

Location

Sudbury is a thriving and expanding market town with a good range of local amenities including branch rail link to London Liverpool Street station via Marks Tey with local bus service, a range of boutique shops as well as high street brand names and supermarkets including Waitrose, Sainsbury's, Tesco and Aldi.

Important information

Council Tax Band - E

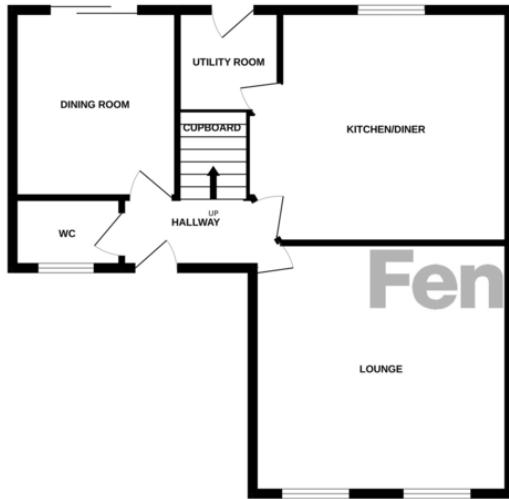
Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Freehold

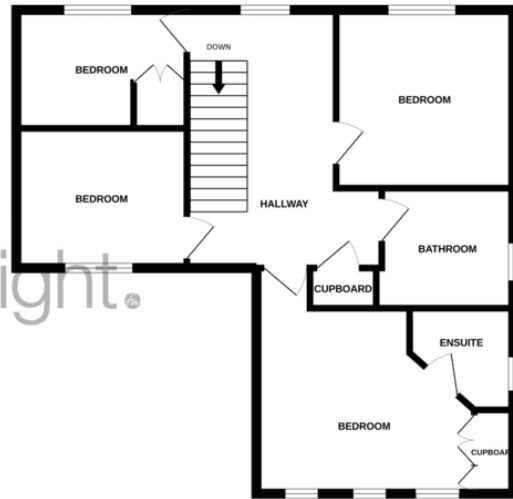
EPC rating - C

Our ref - OJG

GROUND FLOOR



1ST FLOOR



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